

Figure 3. NRCS map of subject parcel.

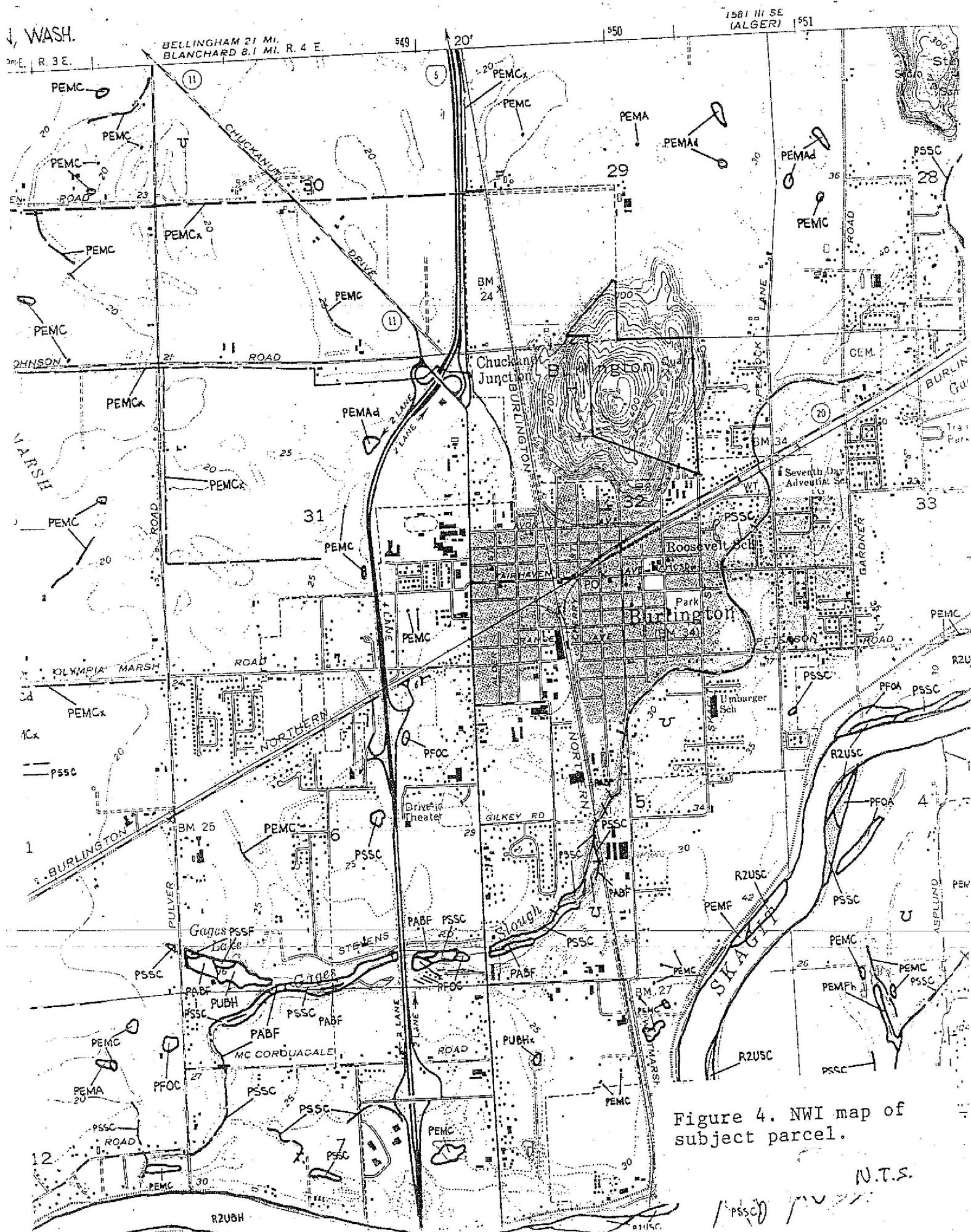


Figure 4. NW1 map of subject parcel.

N.T.S.

1 PSSC 100 100

# WETLAND DATA FORM

Data Plot 1 of 6

Project/Site: Burlington Hill Business Park  
Applicant/Owner: Madlung  
Field Investigators: E. Binney & J. Wiggins

Date: 10 Sep 98  
County: Skagit  
State: WA  
S/T/R: 32 - 35N - 4E

Do Normal Circumstances exist on the site? ☒ Yes ☐ No  
Is the site significantly disturbed (Atypical Situation)? ☐ Yes ☐ No  
Is the area a potential Problem Area? ☐ Yes ☐ No

Plant Community:

Upl. decid. forest

Explanation/Description:

Burlington Hill portion

## VEGETATION

Dominant Species	stratum	%cover	indicator	Dominant Species	stratum	%cover	indicator
<i>Acer macrophyllum</i>	canopy	85	FACU	<i>Sambucus racemosa</i>	shrub	20	FACU
<i>Alnus rubra</i>	"	5	FAC	<i>Vaccinium parvifolium</i>	"	15	old (FACU)
<i>Thuja plicata</i>	reprod.	5	FAC	<i>Symphoricarpos albus</i>	"	10	FACU
<i>Pseudotsuga Menziesii</i>	"	5	FACU	<i>Polystichum monatum</i>	herb	70	FACU
<i>Tsuga heterophylla</i>	"	5	FACU				
<i>Oemleria cerasifera</i>	shrub	35	FACU				

% of dominants OBL, FACW, FAC: < 50 Other hydrophytic indicators: None

Hydrophytic vegetation present? Yes ☒ No

COMMENTS:

## SOILS

Series/phase: Andic Xerochrepts, warm-Rock outcrop complex, 65 to 90% S upon

Field observation confirm mapped type? ☒ Yes ☐ No

Is soil on hydric soils list? Yes ☒ No

Profile Description:

Depth (inch.)	Matrix	Mottle	Mottle Abund.	Texture	Other hydric soil indicators:
0-20"+	10YR 3/4	/	/	gravelly loam	None

Hydric soils present? Yes ☒ No

COMMENTS:

## HYDROLOGY

Depth of inundation: / Depth to free-standing water in soil pit: / Depth to saturated soil: /

List other field evidence of surface inundation or soil saturation: None

Wetland hydrology present? Yes ☒ No

COMMENTS:

## WETLAND DETERMINATION

Is the sampling plot within a wetland? Yes ☒ No

Comments/Remarks:



# WETLAND DATA FORM

Data Plot 2 of 6

Project/Site: Burlington Hill Business Park  
Applicant/Owner: Madlung  
Field Investigators: E. Binney & J. Wiggins

Date: 10 Sep 98  
County: Skagit  
State: WA  
S/T/R: 32-3514-46

Do Normal Circumstances exist on the site? ☒ Yes ☐ No  
Is the site significantly disturbed (Atypical Situation)? ☐ Yes ☐ No  
Is the area a potential Problem Area? ☐ Yes ☐ No

Plant Community:

upl logged forest

Explanation/Description:

Burlington Hill portion

logged area

## VEGETATION

Dominant Species	stratum	%cover	indicator	Dominant Species	stratum	%cover	indicator
<i>Acer macrophyllum</i>	canopy	30	FACU	<i>Rubus ursinus</i>	shrub	10	FACU
"	resprout	10	FACU	<i>Rubus discolor</i>	"	5	FACU
<i>Thuja plicata</i>	resprout	10	FAC	<i>Polystichum munifolium</i>	herb	25	FACU
<i>Alnus rubra</i>	resprout	10	FAC				
<i>Betula papyrifera</i>	resprout	10	FAC				
<i>Rubus parviflorus</i>	shrub	15	FAC-				

% of dominants OBL, FACW, FAC: < 50 Other hydrophytic indicators: None

Hydrophytic vegetation present? Yes ☒ No

COMMENTS:

## SOILS

Series/phase: Andic Xerochrepts, warm-Rock outcrop complex, 65 to 90% silt

Field observation confirm mapped type? ☒ Yes ☐ No

Is soil on hydric soils list? Yes ☒ No

Profile Description:

Depth (inch.)	Matrix	Mottle	Mottle Abund.	Texture	Other hydric soil indicators:
0-20"	10YR 3/4	/	/	gravelly loam	None

Hydric soils present? Yes ☒ No

COMMENTS:

## HYDROLOGY

Depth of inundation: / Depth to free-standing water in soil pit: / Depth to saturated soil: /

List other field evidence of surface inundation or soil saturation: None

Wetland hydrology present? Yes ☒ No

COMMENTS:

## WETLAND DETERMINATION

Is the sampling plot within a wetland? Yes ☒ No

Comments/Remarks:



# WETLAND DATA FORM

Data Plot 3 of 6

Project/Site: Burlington Hill Business Park  
Applicant/Owner: Madlung  
Field Investigators: E. Binney & J. Wiggins

Date: 10 Sep 98  
County: Skagit  
State: WA  
S/T/R: 32-35N-4E

Do Normal Circumstances exist on the site? ☒ Yes ☐ No  
Is the site significantly disturbed (Atypical Situation)? ☐ Yes ☐ No  
Is the area a potential Problem Area? ☐ Yes ☐ No

Plant Community:  
upl conif forest

Explanation/Description:  
Burlington Hill portion

## VEGETATION

Dominant Species	stratum	%cover	indicator	Dominant Species	stratum	%cover	indicator
<i>Pseudotsuga menziesii</i>	Canopy	20	FACU	<i>Holodiscus discolor</i>	shrub	20	FACU
<i>Thuja plicata</i>	"	20	FACU	<i>Oemleria cerasiformis</i>	"	15	FACU
<i>Betula papyrifera</i>	"	10	FAC	<i>Gaultheria shallon</i>	"	15	FACU
<i>Alnus rubra</i>	"	10	FAC	<i>Polystichum munitum</i>	herb	35	FACU
<i>Rubus ursinus</i>	shrub	65	FACU				
<i>Rubus parviflorus</i>	"	30	FAC-				

% of dominants OBL, FACW, FAC: 0 Other hydrophytic indicators: None

Hydrophytic vegetation present? Yes ☒ No

COMMENTS:

## SOILS

Series/phase: Acidic Xerochrepts, warm-Rock outcrop complex, 65 to 90% SGP

Field observation confirm mapped type? ☒ Yes ☐ No

Is soil on hydric soils list? Yes ☒ No

Profile Description:

Depth (inch.)	Matrix	Mottle	Mottle Abund.	Texture	Other hydric soil indicators:
0-14	10YR 2/6	/	/	loam	None
14+	Rock			Rock	↓

Hydric soils present? Yes ☒ No

COMMENTS:

## HYDROLOGY

Depth of inundation: / Depth to free-standing water in soil pit: / Depth to saturated soil: /

List other field evidence of surface inundation or soil saturation: None

Wetland hydrology present? Yes ☒ No

COMMENTS:

## WETLAND DETERMINATION

Is the sampling plot within a wetland? Yes ☒ No

Comments/Remarks:

# WETLAND DATA FORM

Data Plot 4 of 6

Project/Site: Burlington Hill Business Park  
Applicant/Owner: Madlung  
Field Investigators: E. Binney & J. Wiggins

Date: 10 Sep 98  
County: Skagit  
State: WA  
S/T/R: 32-35N-4E

Do Normal Circumstances exist on the site? ☒ Yes ☐ No  
Is the site significantly disturbed (Atypical Situation)? ☐ Yes ☐ No  
Is the area a potential Problem Area? ☐ Yes ☐ No

Plant Community:  
upl. mix forest

Explanation/Description:

Burlington Hill portion

## VEGETATION

Dominant Species	stratum	%cover	indicator	Dominant Species	stratum	%cover	indicator
<i>Acer macrophyllum</i>	canopy	50	FACU	<i>Polystichum munitum</i>	herb	20	FACU
<i>Thuja plicata</i>	"	45	FAC				
<i>Pseudotsuga menziesii</i>	"	20	FACU				
<i>Thuja plicata</i>	reprod.	10	FAC				
<i>Oemleria cerasiformis</i>	shrub	15	FACU				
<i>Sambucus racemosa</i>	"	15	FACU				

% of dominants OBL, FACW, FAC: 0

Other hydrophytic indicators: None

Hydrophytic vegetation present? Yes ☒ No

COMMENTS:

## SOILS

Series/phase: Andic Xerochrepts, warm-Rock outcrop complex, 65 to 90% SGP

Field observation confirm mapped type? ☒ Yes ☐ No

Is soil on hydric soils list? Yes ☒ No

Profile Description:

Depth (inch.)	Matrix	Mottle	Mottle Abund.	Texture	Other hydric soil indicators:
0-20"	7.5 yr <sup>3/4</sup>	/	/	loam	None

Hydric soils present? Yes ☒ No

COMMENTS:

## HYDROLOGY

Depth of inundation: / Depth to free-standing water in soil pit: / Depth to saturated soil: /

List other field evidence of surface inundation or soil saturation: None

Wetland hydrology present? Yes ☒ No

COMMENTS:

## WETLAND DETERMINATION

Is the sampling plot within a wetland? Yes ☒ No

Comments/Remarks:

# WETLAND DATA FORM

Data Plot 5 of 6

Project/Site: Burlington Hill Business Park  
Applicant/Owner: Madlung  
Field Investigators: E. Binney & J. Wiggins

Date: 10 Sep 98  
County: Skagit  
State: WA  
S/T/R: 32-35 N-4 E

Do Normal Circumstances exist on the site? ☒ Yes ☐ No  
Is the site significantly disturbed (Atypical Situation)? ☐ Yes ☐ No  
Is the area a potential Problem Area? ☐ Yes ☐ No

Plant Community:  
weedy veg with fill soils

Explanation/Description:

Burlington Hill portion old dump area - rock quarry that has been filled

## VEGETATION

Dominant Species	stratum	%cover	indicator	Dominant Species	stratum	%cover	indicator
<i>Rubus spectabilis</i>	shrub	40	FAC+				
<i>Rubus coccineus</i>	herb	35	FACW				
<i>Epilobium angustifolium</i>	"	35	FACW				
<i>Equisetum arvense</i>	"	35	FAC				
<i>Juncus effusus</i>	"	65	FACW				
<i>Phalaris amabilis</i>	"	5	FACW				

% of dominants OBL, FACW, FAC: > 50 Other hydrophytic indicators: None

Hydrophytic vegetation present? ☒ Yes ☐ No

COMMENTS: See below

## SOILS

Series/phase: Andic Xerochrepts, warm-Rock outcrop complex, 65 to 90% slope

Field observation confirm mapped type? Yes ☒ No

Is soil on hydric soils list? Yes ☒ No

Profile Description:

fill soils

Depth (inch.)	Matrix	Mottle	Mottle Abund.	Texture	Other hydric soil indicators:
0 - 14"	10/12 3/4" & 2/3"			profile mixed silt loam-clay	None ↓

Hydric soils present? Yes ☒ No

COMMENTS:

Soil appears to be fill from off-site

## HYDROLOGY

Depth of inundation: / Depth to free-standing water in soil pit: / Depth to saturated soil: 14"

List other field evidence of surface inundation or soil saturation: oxidized rock channels

Wetland hydrology present? Yes ☒ No

COMMENTS:

See below

## WETLAND DETERMINATION

Is the sampling plot within a wetland? Yes ☒ No

Comments/Remarks:

Not enough evidence to confirm water is sat to surface ≥ 14 days during growing season



# WETLAND DATA FORM

Data Plot 6 of 6

Project/Site: Burlington Hill Business Park  
Applicant/Owner: Madlung  
Field Investigators: E. Binney & J. Wiggins

Date: 10 Sep 98  
County: Skagit  
State: WA  
S/T/R: 32-35N-4E

Do Normal Circumstances exist on the site? ☒ Yes No  
Is the site significantly disturbed (Atypical Situation)? Yes No  
Is the area a potential Problem Area? Yes No  
Explanation/Description:

Plant Community:  
upland forest

Burlington Hill portion

## VEGETATION

Dominant Species	stratum	%cover	indicator	Dominant Species	stratum	%cover	indicator
<i>Acer microphyllum</i>	canopy	45	FACU	<i>Oemleria cerasiformis</i>	shrub	15	FACU
<i>Alnus rubra</i>	"	35	FAC	<i>Helodiscus discolor</i>	"	15	NT (upl)
<i>Thuja plicata</i>	reprodc	10	FAC	<i>Polystichum munitum</i>	herb	20	FACU
<i>Rubus ursinus</i>	shrub	65	FACU				
<i>Rubus parviflorus</i>	"	45	FAC				
<i>Corylus cornuta</i>	"	35	FACU				

% of dominants OBL, FACW, FAC: < 50 Other hydrophytic indicators: None  
Hydrophytic vegetation present? Yes ☒ No

COMMENTS:

## SOILS

Series/phase: Andic Xerochrepts, warm-Rock outcrop complex, 65 to 90256pm

Field observation confirm mapped type? ☒ Yes No

Is soil on hydric soils list? Yes ☒ No

Profile Description:

Depth (inch.)	Matrix	Mottle	Mottle Abund.	Texture	Other hydric soil indicators:
0-14"	10YR 3/4	/	/	Loam	None ↓

Hydric soils present? Yes ☒ No

COMMENTS:

## HYDROLOGY

Depth of inundation: / Depth to free-standing water in soil pit: / Depth to saturated soil: /

List other field evidence of surface inundation or soil saturation: None

Wetland hydrology present? Yes ☒ No

COMMENTS:

## WETLAND DETERMINATION

Is the sampling plot within a wetland? Yes ☒ No

Comments/Remarks:

## **Appendix E**

### **Comment Letters Received to Date**

# CITY OF BURLINGTON

## MINUTES OF THE PLANNING COMMISSION

SEPTEMBER 16, 1997

COUNCIL CHAMBERS, CITY HALL, 900 E. FAIRHAVEN AVENUE  
BURLINGTON, WA 98233

**MEMBERS:** Jack Doyle, Chair Pro-tem; Beulah Wilson, Chuck Reed, Ken Frye

**STAFF:** Margaret Fleek

Minutes of the August 19, 1997 meeting were approved as written.

### PUBLIC HEARING

#### REZONE FOR ANNEXATION

#### BURLINGTON HILL & SOME LAND

#### ON WEST SIDE OF NORTH SKAGIT

#### BURLINGTON HILL INVESTORS, APPLICANTS

Public hearing to establish the zoning for land to be annexed at Burlington Hill and some land on the west side of North Skagit Street. A Comprehensive Plan amendment is required. This site is proposed to be rezoned from Residential in Skagit County to R-1-8.4, single family with 8,400 square foot minimum lot sizes, R-3, Multi-family and M-1, Industrial, once the site is annexed.

*Fleek* stated that not enough petitions have been received to take both sides of North Skagit Street and Hill Court, so we won't take in North Skagit Street; if we do, it will be zoned R-1-8.4, single family zone. If only one side of the street is annexed in the city limits and the other in the county, it is too difficult for the Police and Sheriff Departments to determine the jurisdiction.

Staff is concerned that it is not feasible to establish relatively small areas of zoning when the site has not yet been subdivided and it is very impractical to legally describe these areas. This is relative to the request for several duplex lots and a multi family condominium site.

The M-1 industrial zoning, is the site of the telecommunication towers does follow existing property lines, and it may be possible to proceed with zoning that portion of the Hill once annexation is completed. The proposed R-3 zoning could also proceed, if that is the desire of the Commission.

Until the remainder of the site is subdivided and environmental review has been completed for the proposed project, the site will have to go into R-A, Residential Agriculture zoning, which is the



automatic holding zone for land that is annexed. This is generally the same as the present zoning on the Hill.

The hearing is still needed to discuss the proposed future zoning, but it will need to be revisited at the time of subdivision.

*Doyle* suggested that since the lot lay out is not set in stone, why not zone all of it R-A, Residential-Agriculture as an interim zone. *Fleek* stated it will have to be that way for a while since we don't have an updated legal description. It is also required that you consider the future zoning of the property prior to annexing. The applicant will be coming back in and add subdivision to this application and will have to do environmental review and it will go into that holding zone, but it is important to discuss the zoning prior to annexing, we can't wrap it up until annexed and we have subdivision in process and can properly describe all the parcels. The land has been surveyed, the roads have been laid out under a Department of Natural Resources permit, but they are still making adjustments. Now is the time to have the initial zoning hearing, but we won't be able to finalize it until it is annexed. There will be a little window of time when the land will be zoned R-A.

Public hearing opened.

*Dan Madlung, applicant*, stated they have done a lot of engineering, topography and logging. The lot lay out will be close to what is shown on the plan. They also plan to install a 15,000 gallon fire water tank. When they purchased the property from David Welts, the cross and the "B" area will be deeded back to him, and he will be giving it to the City.

*Mr. Madlung* spoke about the proposed R-3 zone in the rock quarry. It will be a good location for apartments, because of the deep ravine, the building won't show from up above. There is no other use for this land. They are proposing duplexes on the corner lots and single family on the interior lots. *Doyle* stated it is too evasive at this point, for the overall concept when we have to go through all the other steps. *Doyle* asked if Burlington Hill Investors would have any objection to being R-A zoned until they have gone through all the steps. *Mr. Madlung* feels that would be fine. *Fleek* stated it will work out, but now is definitely the time to hear the zoning prior to annexation.

*James Simmons, 865 Peterson Road* - Asked for clarification on the adjacent property that needs to be included in the annexation. *Fleek* stated it is North Skagit Street. The key thing is you don't want to annex one side of the street and not the other because the Police/Sheriff jurisdiction is too confusing. But North Skagit needs to be annexed because they need sanitary sewer, street and drainage improvements and they won't get it if they don't annex. Although they have been notified, there has been very little interest, and very few petitions have come in. So we are recommending the only two parcels that be annexed on Skagit Street are the two leading to the road up the hill. This has to be negotiated with Skagit County and the Boundary Review Board because we do not want to create a problem with annexing one side and not the other.

*Mary Hickman, 1873 Martin Road, Mount Vernon* - owns a duplex on the west side of North Skagit, directly below rock wall. The water from the hill runs into their backyard, and when the water table is high it creates a sanitary problem with the septic tanks in that area. She feels if the

development is going to go forward it should include existing homes in the area, who will end up suffering as a result of additional development on the hill by creating more water to flow onto their property. *Fleek* stated they will have to comply with the City's Comprehensive Drainage Plan. No additional water will be discharged and no tree cutting will be allowed on the hill side. If it works out we will annex both sides of the street. We will be forced to, whether we want to or not. *Ms. Hickman* would like to see the annexation approved contingent to include both sides of North Skagit. *Fleek* stated that is a Boundary Review Board issue, not a zoning issue.

*Dan Madlung* indicated the drainage ditch has now been tight lined, so any runoff coming down the hill will be channeled to the north side by Burlington Hill Business Park.

*Carroll Jester, 517 N. Cherry Street* - Questioned how the single family and multi family lots will be accessed. *Fleek* said they are still working the details out, however, the area of the hill by your residence is not owned by the Burlington Hill Investors, but by Mr. Wolden, who opposes the annexation and has no plans for his land. Mr. Jester also is concerned with drainage.

*Jim O'dell, 1781 Hill Court* - Is concerned with drainage flow of water from the hill going the wrong direction and the eagle nests. *Mr. Madlung* stated they have tied into the County line. *Fleek* responded that there are no eagle's nests on the hill, but they roost their occasionally. *Mr. O'dell* asked what the cost will be to residents if annexed. *Fleek* - Initially, no costs. However, there are costs for drainage utility tax and sewer lines need to be installed as well as a pump station. These improvements would probably be funded by a Local Improvement District.

Public hearing closed.

Motion by Reed to hold meeting over until time to hear zoning again. Second by Wilson. Motion carried.

## DETERMINATION OF SIGNIFICANCE AND REQUEST FOR COMMENTS ON SCOPE OF EIS

Description of proposal: Amend the City of Burlington Comprehensive Plan, establish Zoning Districts, plat the land, construct roads and utilities, develop single family, duplex and multi-family dwelling units, establish public open space, construct telecommunication facilities and occupy the site over a period of several years.

Proponent: Burlington Hill Associates by Dan Madlung regarding development of the eastern portion of the Hill, and the City of Burlington relative to zoning and comprehensive plan amendments for the area.

Location of Proposal: Burlington Hill, City of Burlington

Lead Agency: City of Burlington

EIS Required. The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030(2)(c) and will be prepared. An environmental checklist or other materials indicating likely environmental impacts can be reviewed at our offices.

The lead agency has identified the following areas for discussion in the EIS:

1. Storm water management, both on site and at the location where it is discharged at the base of the hill.
2. Transportation impacts including traffic impact analysis and street improvements.
3. Impact of increased housing density on public safety, including police and fire.
4. Effects of additional housing in the area on public schools.
5. Impact of development including additional telecommunication towers, on aesthetics and views of Burlington Hill from the area.
6. Impact on wetlands and steep slopes and proposed mitigation.
7. Impact of development on public open space and greenbelts.

Scoping. Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. The method and deadline for giving us your comments is: Written comments by December 28, 1998.


Responsible official: Margaret Fleek

Position/title: Planning Director, City of Burlington

Phone: 360-755-9717

Address: 901 E. Fairhaven Avenue, Burlington, Washington

Date: December 14, 1998

Signature: 

There is no agency appeal.





PETER BROWNING, DIRECTOR  
HOWARD LEIBRAND, HEALTH OFFICER

700 SOUTH SECOND STREET #301, MOUNT VERNON, WA 98273, TEL (360) 336-9380, FAX (360) 336-9401

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Margaret Fleek  
Planning Director  
City of Burlington  
901 E. Fairhaven Avenue  
Burlington, WA 98233

December 28, 1998

Re: Amendment of the City of Burlington Comprehensive Plan, Determination of Significance and Scope of EIS

Dear Ms Fleek:

Thank you for the opportunity to comment on the scope of the environmental impact statement (EIS) for the proposed amendment to the City of Burlington Comprehensive Plan and revising the development of the eastern portion of Burlington Hill.

The scope of the EIS should be expanded to include a discussion of the impacts and effects of any proposed land use activities to the Burlington Hill Dump and discuss the impacts and effects of the Burlington Hill Dump to any proposed land use activities in the vicinity of the dump. The Burlington Hill Dump is located in the SW ¼ of the NE ¼ of Section 32, Township 35N, and Range 4EWM. This dump site was operated by the City of Burlington from approximately the early 1950's to about 1968.

The Health Department would be happy to meet with you to discuss what specific issues should be addressed in the EIS. Please contact either Ken Willis or Britt Pfaff at 336-9380.

Sincerely,

A handwritten signature in cursive script that reads "Britt Pfaff".

K. Britt Pfaff,  
Environmental Health Specialist



# PLANNING AND PERMIT CENTER

*Tom Karsh, Director*

*Gary R. Christensen, AICP*  
Assistant Director  
Community Planning

*Kendra Smith, ASLA*  
Assistant Director  
Community Development

*Corey Schmidt, CBO*  
Assistant Director  
Permit Center/ Building Official

December 22, 1998

City of Burlington  
Planning Department  
Attn: Margaret Fleek  
900 E. Fairhaven Ave.  
Burlington, WA. 98233

RE: Amendment to the City of Burlington Comprehensive Plan, establishment of Zoning Districts, plat the land, construct roads and utilities, develop single family, duplex and multi-family dwelling units, etc., over a period of several years.

Dear Mrs. Fleek:

The Skagit County Planning and Permit Center has reviewed the above referenced project and would like to submit the following comments.

We have identified two items that should be addressed in the preparation of the EIS. The first would be to assess what impact the development would have on the abandoned landfill, and vice versa, located in the vicinity. The second would be to identify and encourage the preservation of lands, sites and structures that have historical or archeological significance.

The Skagit County Comprehensive Plan states in part under the "Goal" in the Rural Element, chapter 6, that: "The rural landscape, character and lifestyle are to be retained or achieved, and ultimately protected by maintaining existing rural community/neighborhood identity and acknowledging their historical and cultural roles in the rural landscape", and policy 2.1 states that "historical buildings and sites, and other open space amenities shall be retained and protected as important activities and features in rural areas". Also, policy 2.2 states that "Structures, roads and utility systems shall be designed and constructed to minimize the alteration of the landscape, to preserve natural systems, to protect critical areas, to protect important land features such as ridgelines, to retain historic and cultural structures/landscapes, and scenic amenities.

If you have any questions or comments regarding this letter, please feel free to call our office at 336-9410.

Sincerely,

Brandon Black  
Assistant Planner



# Burlington Fire Department

John A. Pauls, Fire Chief • City of Burlington • Skagit County Fire District 6

December 17, 1998

Margaret Fleek  
City of Burlington Planning Department  
901 E. Fairhaven Avenue  
Burlington, Washington 98233

Dear Margaret,

The City of Burlington has published notice of the beginning of the EIS process for the recently annexed Burlington Hill properties. The fire department is concerned about protection of buildings on the hill. Several special factors must be considered for structures, which will exist in a "Wildland - Urban Interface Area". I have attached two documents for your reference that discuss these issues:

"Builder Beware" by Matt O'Connor  
NFPA Journal November/December, 1998

NFPA 299 Protection of Life and Property from Wildfire, 1991 edition

Please include this correspondence in the official record and notify me of any public meetings at which this EIS will be discussed.

Sincerely,

John A. Pauls, Fire Chief

xc: A/C Staheli without attachments



## **Appendix F**

### **Relevant Excerpts from Comprehensive Plan**

## PARK AND RECREATION POLICIES

1. Establish and maintain a well-rounded parks and recreation system.
2. Provide a network of spaces of different types and sizes that functions to meet the goals and objectives of the parks and recreation system.
3. Provide a variety of park and recreational opportunities to address the diverse needs and interests of all sectors of the population, along with recognition of the unique physical separation of Burlington because of highways and railroads.
4. Maintain and update the Comprehensive Plan and individual master plans for each park through regular citizen involvement. Use the Neighborhood Planning Committees, the Parks Committee, surveys and other outreach tools as a means for gathering ideas and recommendations.
5. Integrate recreation and open space concepts with natural functions such as drainage (Gages Slough), agriculture (surrounding farmland), and topographic features (Burlington Hill.)
6. Provide peripheral and internal open spaces around the community with passive uses on environmentally sensitive lands such as Gages Slough and active uses including recreational facilities, the cemetery, farmland, and others.
7. Provide a range of internal open spaces which provide settings for commercial and civic buildings, recreational opportunities and outdoor community functions.
8. Develop a city beautification program in cooperation with city departments, the business and residential communities, including elements such as a citywide tree plan, and a plan for enhancing the commercial areas. Existing examples include the existing planting strips along Burlington Boulevard and planters on Fairhaven Avenue. Other opportunities might include hanging baskets, new light standards, utility undergrounding, use of different pavers for pedestrian walkways and others.
9. Use a variety of innovative land use techniques to maintain the character and quality of parks and open space, including but not limited to conservation and open space easements, public trust, public lands, transfer and purchase of development rights and other means.
10. Encourage the enhancement and improvement of water quality, fish and wildlife habitat along Gages Slough. Take advantage of opportunities for passive recreation in the vicinity of the Slough, such as walkways, benches, and bird watching areas.
11. Encourage opportunities for improved public access to and enjoyment of the Skagit River, along with effectively utilizing Special Flood Risk areas, including fishing, picnicking, boat launching and pedestrian walkways.

## **PARK AND RECREATION POLICIES - continued**

12. Require new development to build small parks in their developments as well as a fair share contribution to a Parks fund for acquisition and capital improvements.
13. Ensure that a long range, carefully planned financial program is designed and put in place, to being able to adequately fund the parks and recreation system over the long term. All available funding sources will be identified and utilized to gain the maximum public benefit, including developer contributions, grant funding, assistance from community service organizations, and all other appropriate revenue sources.
14. Develop a program that is consistent with the Regional Policy Plan.
15. Continue and encourage an ongoing cooperative effort with the schools, the county and nearby cities.
16. Park lands shall not be sold.